



TOWN OF WATERTOWN

Planning Board

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PUBLIC HEARING

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, March 10, 2021 at 7:00 p.m.** In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

1. Televised on Watertown Cable Access Television: <https://cloud.castus.tv/vod/#/watertown/?page=HOME>
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
4. There is also an opportunity to email comments to imarchesano@watertown-ma.gov prior to or during the meeting.

I. ZONING AMENDMENTS

1. Section 5.01 Table of Use Regulations

Change the designation from "N" to "Y" under the column labeled "CB" in each of row 5.a.1, 5.b.1, 5.e.1, and 5.j.1; and from "N" to "N(17)" under the column labeled "CB" in each of row 5.a.2, 5.b.2, 5.e.2, and 5.j.2., to allow Light Industry, Non-nuisance Manufacturing, Laboratories/Research, and Renewable Research.

2. Section 5.03 Notes to Table of Use Regulations

Insert after note 16 "(17) To further the preservation, continuing the adaptive reuse, and modernization of existing, meaningful older buildings in Watertown Square, conversion greater of 4,000 s.f. of building area is permitted subjected to Site Plan Review as provided in §9.03, if a structure existed before the adoption of the Zoning Ordinance on March 29, 1937."

II. ADMINISTRATIVE BUSINESS

- Minutes of 2/10/21

III. CASES PENDING

- [390 Arsenal St.](#); NS AJO Holdings, Inc.- Special Permit

To allow the reuse of an existing building for the operation of an adult-use retail marijuana establishment and medical marijuana facility, in conformance with Section 5.01.5(l) and 8.04. **ZBA-2020-21**

- [580 Pleasant St.](#); Griffith Properties, LLC - Special Permit

To allow site alterations including: parking lot reconstruction; stormwater management improvements; increase pervious and landscaped area on the site; addition of mechanical equipment and a penthouse to the roof; a pedestrian path along the Charles River; and a request for reduced parking in conformance with Section 9.05, 5.16(h)(3). **PB-2021-01**

- [311 Arsenal St.](#); ARE-MA Region No. 75, LLC - Final Site Plan Review

For 100 Talcott Avenue (aka 311 Arsenal St) and a Minor Amendment to the AODD Campus Special Permit to add a two-story addition to the existing building at 100 Talcott Ave., and a one-story loading dock addition to the south wing of the existing building; in accordance with Sections 5.12, 5.12(i)(6), 9.03, and 9.05(b) **PB-2021-02**

IV. OTHER BUSINESS

PLEASE NOTE THAT IF A CASE IS CONTINUED ABUTTERS WILL NOT BE NOTIFIED AGAIN

- **Planning Board Reports** – Discussion/determination in regard to certain one and two family projects going directly to the ZBA.

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